



## County Planning Department Hearing

# AGENDA

Road Names  
Minor Use Permits  
Lot Line Adjustments  
Administrative Fine Appeals

**MEETING DATE: FRIDAY, NOVEMBER 07, 2014**

**HEARING OFFICER: Matt Janssen**

### **MEETING LOCATION AND SCHEDULE**

The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA., on the first and third Fridays of each month. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets.,

Meeting Begins

9:00 a.m.

*ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.*

### **MATTERS TO BE CONSIDERED**

### **PUBLIC COMMENT PERIOD**

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

### **CONSENT AGENDA**

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. September 19, 2014 PDH DRAFT Minutes
4. October 3, 2014 PDH DRAFT Minutes

6. Hearing to consider a request by **JOHN CRAWFORD & LISA NAUGLE** for a Minor Use Permit / Coastal Development Permit to allow for the redesign of an existing 260 square foot second story covered deck, into a new 207 square foot second story deck, of which approximately 141 square feet of the proposed deck would be covered with a new gable roof. The project also includes a new 76 square foot trellis to be located in front of the existing two car garage. The proposed deck redesign and new trellis would be attached to the front of the existing single family residence and will result in the disturbance of approximately 320 square feet of a 3,500 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 2150 Windsor Boulevard, in the community of Cambria. The site is in the North Coastal planning area. This project is exempt under CEQA.

**County File Number: DRC2014-00003**  
Supervisory District: 2  
**Cody Scheel, Project Manager**

Assessor Parcel Number: 023-048-002  
Date Accepted: August 13, 2014  
**Recommendation: Approve**

7. Hearing to consider a request by **PHILLIPS 66 PIPELINE LLC** for a Minor Use Permit (DRC2012-00101) to construct; operate; and, maintain a 3.9 mile segment of a proposed 5.6 mile oil pipeline and appurtenant facilities within unincorporated County of San Luis Obispo. The remaining 1.7 miles of the proposed oil pipeline and appurtenant facilities would be located within the cities of Pismo Beach (0.8 miles), Grover Beach (0.5 miles) and Arroyo Grande (0.4 miles) and would require approval by the respective city. The project is within the San Luis Bay Inland and South County Inland sub areas of the South County planning area. The hearing will also consider adoption of the Mitigated Negative Declaration prepared for the project, which analyzed the entire project including all aspects of the project within unincorporated County of San Luis Obispo and the cities of Pismo Beach, Arroyo Grande and Grover Beach. The Mitigated Negative Declaration for the project is available online at the following address  
<http://www.slocounty.ca.gov/planning/environmental/EnvironmentalNotices.htm>

The proposed pipeline alignment would be located within/under existing roadway right-of-way (primarily Ormonde Road and Oak Park Road). The project would transport crude oil from the existing Freeport McMoran Oil Field (Price Canyon/Arroyo Grande Oil Field) located at 1821 Price Canyon Road to its existing 12-inch pipeline located at the intersection of Oak Park Drive and Grande Avenue in the City of Arroyo Grande. The existing 12-inch pipeline located at the intersection of Oak Park Drive and Grande Avenue in the City of Arroyo Grande connects to the existing Santa Maria oil refinery at 2555 Willow Road on the Nipomo Mesa. The project also includes installation of above ground facilities at the existing Summit Station facility located at 1364 Dale Avenue, south of Arroyo Grande. In addition, the project would replace an existing segment of the existing P66 pipeline within Arroyo Grande Creek. Also to be considered at the hearing is will be approval of the Environmental Document prepared for the project. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on **September 25, 2014** for this project. Mitigation measures are proposed to address **Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, and Hazards/Hazardous Materials** and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until

completion of the public hearing(s).

**County File Number: DRC2012-00101**  
active roadway  
Supervisory District(s): 3 & 4  
**Rob Fitzroy; Project Manager**

APN(s): 044-201-002, 091-053-033 &  
Date Accepted: November 4, 2013  
**Recommendation: Approve**

8. Hearing to consider a request by **KING SISTERS PROPERTIES** for a Minor Use Permit / Coastal Development Permit to allow an existing single family residence to be used as a residential vacation rental. The proposed project is within the Residential Multi-Family land use category and is located at 1720 Laguna Drive, in the community of Oceano. The site is in the San Luis Bay Coastal planning area. This project is exempt under CEQA.

**County File Number : DRC2014-00009**  
Supervisory District: 4  
**Cody Scheel, Project Manager**

Assessor Parcel Number: 061-071-039  
Date Accepted: August 27, 2014  
**Recommendation: Approve**

9. Hearing to consider a request by **TOM & CAROL VALENTA** for a Minor Use Permit / Coastal Development Permit to allow an existing single family residence to be used as a residential vacation rental. The proposed project is within the Residential Multi-Family land use category and is located at 1730 Laguna Drive, in the community of Oceano. The site is in the San Luis Bay Coastal planning area. This project is exempt under CEQA.

**County File Number : DRC2014-00010**  
Supervisory District: 4  
**Cody Scheel, Project Manager**

Assessor Parcel Number: 061-071-031  
Date Accepted: August 27, 2014;  
**Recommendation: Approve**

## **HEARING ITEMS**

10. Continued hearing to consider a request by **MARI GIBBS** for a Minor Use Permit/Coastal Development Permit to allow: a) the demolition of an existing single family residence; and b) the construction of a new two-story 2,799 square-foot single family residence with a 536 square-foot attached garage. The project would result in approximately 5,073 square feet of site disturbance on an existing 5,073 square-foot parcel in the Residential Single Family land use category. The existing residence to be demolished is located at 2194 Andover Place (023-205-018), approximately 150 feet west of Wilton Drive, in the community Cambria. The proposed residence would be located at 2090 Sherwood Drive (023-083-015), on the southeast corner of Sherwood Drive and Harvey Drive, in the community of Cambria. Both sites are in the North Coast planning area. This project is exempt under CEQA. (cont'd from the 10/17/14 PDH)

**County File Number: DRC2013-00039**  
Supervisory District: 2  
**Airlin M. Singewald, Project Manager**

APN(s): 023-205-018 & 023-082-015  
Date Accepted: September 10, 2014  
**Recommendation: Approve**

11. Hearing to consider a request by **the EDNAL KIENING REVOCABLE TRUST** for a Lot Line Adjustment (COAL 14-0066) to adjust the lot lines between three legal parcels of 7,495, 7,495 and 11,246 square feet each. The adjustment will result in three parcels of

8,745, 8,745 and 8,746 square feet each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Single Family land use category and is located at 1515, 1525 and 1535 "L" Street in the community of San Miguel. The site is in the North County (Salinas River sub-area) planning area. This project is exempt under CEQA.

**County File Number: SUB2013-00077**

Supervisory District: .

**Stephanie Fuhs, Project Manager**

Assessor Parcel Number: 021-122-014

Date Accepted: September 30, 2014.

**. Recommendation: Approve.**

12.

Hearing to consider a request by **GEORGE & JANICE KOESTER & SHIRLEY HOUCHIN TRUST** for a Lot Line Adjustment (COAL 14-0085) to adjust the shared property lot line between two parcels of 0.56 and 0.77 acres each, resulting in two parcels with the same size (0.56 and 0.77 acres each) as the original parcels but different configuration of the shared property lot line. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Suburban land use category and is located at 778 & 784 Mesa View Drive (State Highway 1) and 781 Hermosa Vista Way, in the community of Palo Mesa. The site is in the South County Sub Area of the South County (Inland) planning area. This project is exempt under CEQA.

**County File Number: SUB2014-00021**

Supervisory District: 4

**Cody Scheel, Project Manager**

APN(s): 075-171-013 & 015

Date Accepted: September 19, 2014

**Recommendation: Approve**

ESTIMATED TIME OF ADJOURNMENT: 10:00 a.m.

DONNA HERNANDEZ, SECRETARY PRO TEM  
COUNTY PLANNING DEPARTMENT HEARINGS

## **PUBLIC RECORDS ACT**

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Department staff within 72 hours preceding the Planning Department Hearing meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Department staff during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 4 extra copies of documents that they intend to submit to the Planning Department staff during a meeting so that those extra copies can be immediately distributed to all members of the Planning Department staff and other members of the public who desire copies.

## **DEPARTMENT OF PLANNING AND BUILDING MEETING PROCEDURES**

Planning Department Hearings are conducted under the authority of the Hearing Officer. Each item scheduled for public hearing at a Planning Department Hearing will be announced by the Hearing Officer and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Hearing Officer will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Planning Department Hearings should understand about their proposal.
3. The Hearing Officer will ask other interested persons to present any testimony they wish to give about the proposal being considered.
4. The Hearing Officer will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

## **RULES FOR PRESENTING TESTIMONY**

All persons who wish to present testimony to the Planning Department Hearings in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Planning Department Hearings are tape recorded.
2. All remarks must be addressed to the Hearing Officer. Conversation or debate between a speaker and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Hearing Officer may limit the time for testimony to 3 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Planning Department Hearings consideration in advance of the actual hearing date.

## **APPEALS**

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Department Hearings decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

**HEARING IMPAIRED:** There are devices available for the hearing impaired upon request.

## **ON THE INTERNET**

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 788-2947.